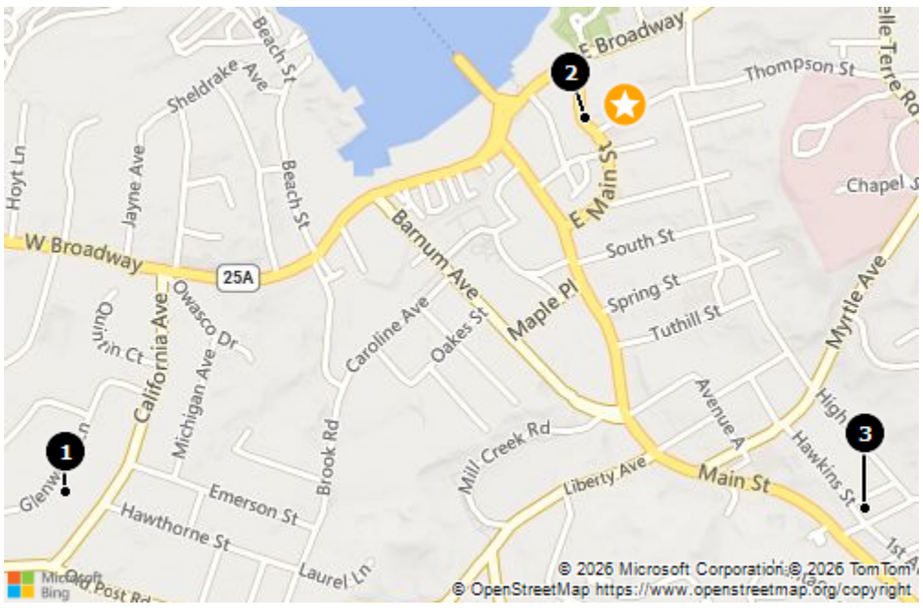
ICE SiteX Report

OrderID: 98665521

SiteX Property Information Report



Subject Property Location

109 THOMPSON ST, PORT JEFFERSON, NY 11777-1818

County:	**SUFFOLK NY**	Census Tract:	361031582.062003
Property Use:	Single Family Residential w/ ADU (Accessory Dwelling Unit)	Zoning:	
Parcel Number:	0206-012.00-04.00-008.000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$937,000**	FSD:	15	Common Confidence Score:	52
Value Range:	$796,450 - $1,077,550	ICE Confidence Score:	85		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	472206
Assd Land Value:	$330	Market Land Value:	$62,264	Tax Year:	
Assd Improvement:	$1,300	Market Improvment Value:	$245,283	Total Taxable Value:	
Total Assessed Value:	$1,630	Total Assessor Market Value:	$307,547	Delinquent Year:	
				Tax Account ID:	8631195
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 400.8 Block: 2000 Section: 20.601 District: 0206-0
City/Muni/Twp: BROOKHAVEN

Property Characteristics

Lot Size:	5,227 SF	Bedrooms:		Pool:	
Building Area:		Baths:		Fireplace:	
Year Built:		Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:		Heating:	
Number of Stories:		Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	07/14/2003	Sales Price:	N/A
Document #:	BK-PG 12260-970	Type of Sale:	Non-Arms Length Transfer
Contract Date:	06/19/2003		
Document Type:			

Legal Description:
City/Muni/Twp: BROOKHAVEN

Prior Transfer

Recording Date:		Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 400.8 Block: 2000 Section: 20.601 District: 0206-0
City/Muni/Twp: BROOKHAVEN

Area Sales Analysis

Total Area Sales	$2,379,552	Median # of Bedrooms	
Median Lot Size	10,890 SF	Median # of Baths	
Median Living Area	SF	Median Year Built	1959
Price Range - 2 Yrs	$725,000 to $854,552	Age Range	67 years to 67 years
Median Value	$800,000	Median Age	67 years

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Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.83Mi.	**216 GLENWOOD LN** **PORT JEFFERSON, NY 11777-1507**	08/06/2026	$725,000	$271	2671	12/6/3	1959	14,810 SF	
		APN: 0200-113.00-03.00-008.000 Document #: Document Type: Price Code: D Land Use: Single Family Residential w/ ADU (Accessory Dwelling Unit) Legal: Abbreviated Description: City/Muni/Twp:BROOKHAVEN City/Muni/Twp: BROOKHAVEN								
2	.04Mi.	**115 E MAIN ST** **PORT JEFFERSON, NY 11777-1853**	10/27/2025	$800,000			//		9,148 SF	
		APN: 0206-012.00-04.00-003.002 Document #: Document Type: Price Code: D Land Use: Single Family Residential w/ ADU (Accessory Dwelling Unit) Legal: Abbreviated Description: City/Muni/Twp:PORT JEFFERSON City/Muni/Twp: PORT JEFFERSON								
3	.58Mi.	**204 CHESTNUT ST** **PORT JEFFERSON, NY 11777-1730**	09/25/2025	$854,552			//		10,890 SF	
		APN: 0206-017.00-01.00-019.000 Document #: Document Type: Price Code: D Land Use: Single Family Residential w/ ADU (Accessory Dwelling Unit) Legal: Abbreviated Description: City/Muni/Twp:PORT JEFFERSON City/Muni/Twp: PORT JEFFERSON								

The Subject Property Information report will provide all the information available to us from public records for the address listed above. In addition to any recent sales data and mortgage information, it will include, where available, the physical characteristics of the property.

Information regarding the physical characteristics of a given property, such as living area, year built, bedrooms baths,etc... and previous sales information are obtained from public record and reported as is. As such, they will vary in content and completeness from county to county and state to state.

Further, such information has not been verified by this service through site inspection and may be subject to errors due to building additions or deletions or any other changes as well as inaccurate reporting by previous owners, agents or the public agency.

Assessment Cluster

The following are the Tax Assessment for the 15 closest residential properties to the identified subject. The assessed value for each identified property may or may not be representative of the market value, or have the same tax ratios subject to local tax law.

Proxim.	Address	Last Transaction Date	Assessor Market Values	Assessed Values	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
0Mi.	**109 THOMPSON ST**		$307,547	$1,630				5,227 SF	
.04Mi.	**115 E MAIN ST**	**10/27/2025**	$375,472	$1,990				9,148 SF	
.04Mi.	**107 VINEYARD PL**		$798,113	$4,230				5,227 SF	
.04Mi.	**116 THOMPSON ST**		$452,831	$2,400				10,891 SF	
.05Mi.	**109 VINEYARD PL**		$250,943	$1,330				5,227 SF	
.05Mi.	**120 THOMPSON ST**	**11/16/2022**	$288,679	$1,530				5,227 SF	
.07Mi.	**E BROADWAY**		$520,754	$2,760				17,422 SF	
.07Mi.	**108 VINEYARD PL**	**04/03/2024**	$747,170	$3,960				5,227 SF	
.08Mi.	**E MAIN ST**	**09/24/2021**	$405,661	$2,150				5,227 SF	
.09Mi.	**307 E MAIN ST**		$622,642	$3,300				10,890 SF	
.09Mi.	**109 E BROADWAY**		$420,755	$2,230				5,227 SF	
.1Mi.	**311 E MAIN ST**	**11/28/2022**	$688,679	$3,650				5,227 SF	
.14Mi.	**110 BLEEKER ST**		$515,094	$2,730				14,375 SF	
.14Mi.	**111 CAMPBELL ST**	**03/04/2021**	$815,095	$4,320				13,068 SF	
.16Mi.	**119 SOUTH ST**		$387,736	$2,055				5,227 SF	
.16Mi.	**115 SOUTH ST**		$577,358	$3,060				16,117 SF	

Rent vs. Own

Households Occupied by Renters:	27%	Households Occupied by Owners:	68%

Demographics & Income

Median Age:	45.5 years old	Households:	3,793
Median Household Income:	$141,470	Households w/Family:	60%
Household Income Per Capita:	$68,832	Households w/Family Married:	49%
Most Common Education Level:	Graduate Degree	Households w/Family Children:	22%

School District

School District Zone:	Port Jefferson Union Free School District	Students:	918
Number of Schools:	3	Rating:	A

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.58Mi.	**Edna Louise Spear Elementary School** Number of Students: 370 Student-Teacher Ratio: 9.97	B	Public	PK - 5
0.54Mi.	**Earl L. Vandermeulen High School** Number of Students: 313 Student-Teacher Ratio: 8.92 Advanced Placement: Yes	A	Public	9 - 12
0.54Mi.	**Port Jefferson Middle School** Number of Students: 224 Student-Teacher Ratio: 9.24	A+	Public	6 - 8

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Flood Report

The Subject Property of **109 THOMPSON ST, PORT JEFFERSON, NY 11777-1818** is in **Zone X** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA THAT IS DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.
The flood information contained in this report was obtained from maps provided by the Federal Emergency Management Agency (FEMA). Whenever possible we will report if the subject property is inside or outside of a 100 year Flood Hazard Area. These areas are defined as areas that have a one percent (1%) chance in any given year of being affected by a significant flood.

The flood information contained in this report is merely a preliminary review intended to provide the buyer, seller or agent guidance and general proximity of the subject property in relation to the 100 years flood hazard area. The buyer should obtain exact specific information from the seller or agent prior to finalizing his decision regarding the purchase of a given property.

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	126%	HIGHER
BURGLARY	84%	LOWER
MOTOR VEHICLE THEFT	112%	HIGHER
FORCIBLE ROBBERY	122%	HIGHER
AGGRAVATED ASSAULT	125%	HIGHER
FORCIBLE RAPE	111%	HIGHER
MURDER	138%	NOTABLY HIGHER
OVERALL	115%	HIGHER

Disaster Alerts

No alerts noted

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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